

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:** **Daniel Henry (Waterside)**  
34 Spencer Road, Londonderry BT47 6AA  
Tel. 02871347539  
waterside@danielhenry.co.uk  
www.danielhenry.co.uk

**Daniel Henry**  
ESTATE AGENTS

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

**Daniel Henry**  
ESTATE AGENTS

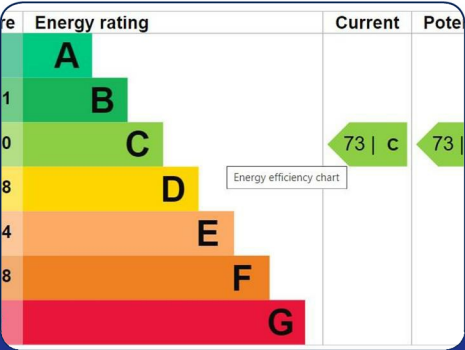
£195,000

**FOR SALE**



**25 Shelahs Road, Donemana, BT82 0PT**

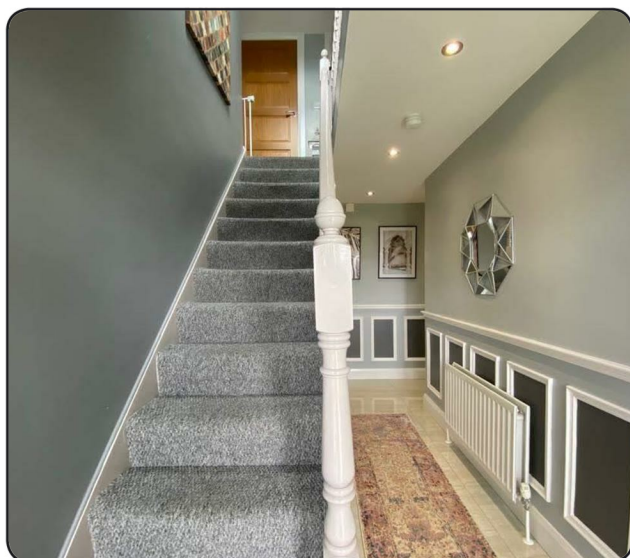
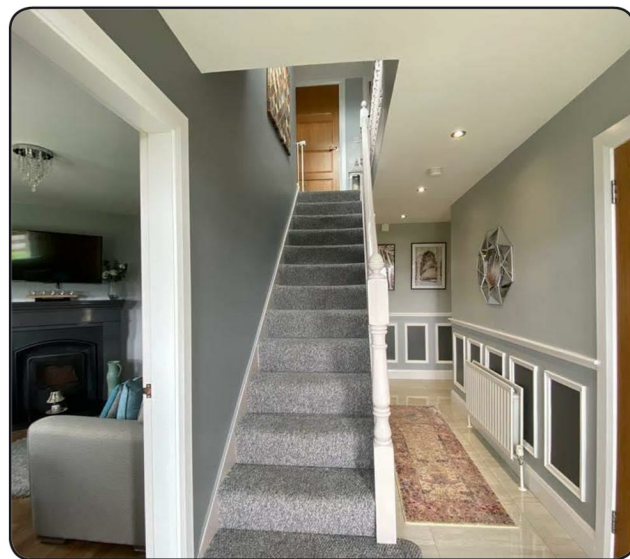
- DETACHED CHALET BUNGALOW
- 5 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & BACK DOORS
- OAK INTERNAL DOORS
- SCENIC COUNTRY VIEWS
- GARAGE
- LAWNS FRONT AND REAR
- EPC -



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539

**www.danielhenry.co.uk**  
**www.propertypal.com**





## ACCOMMODATION

### HALLWAY

Having cloaks cupboard, panelled walls, recessed lighting, tiled floor.

### LOUNGE

12'7" x 10'7" (3.84m x 3.23m)

Having fireplace and laminated wooden floor.

### KITCHEN / DINING AREA

17'5" x 14'4" (5.31m x 4.37m)

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, extractor hood, integrated fridge/freezer and dishwasher, multi fuel stove set in brick fireplace, dining space, recessed lighting, tiled floor.

### UTILITY ROOM

Having range of units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, tiled floor.

### BEDROOM 3 / FAMILY ROOM

13'7" x 12'3" wp (4.14m x 3.73m wp)

Having ornamental fireplace and laminated wooden floor.

### BEDROOM 4 / PLAYROOM

10'6" x 9'1" (3.20m x 2.77m)

Having laminated wooden floor.

### BEDROOM 5

9'4" x 9'1" (2.84m x 2.77m)

Having built in wardrobe and laminated wooden floor.

### BATHROOM

Comprising bath, fully tiled walk in shower, whb set in vanity unit, wc, chrome radiator, recessed lighting, tiled floor.

### FIRST FLOOR

#### LANDING

Having hotpress.

#### SHOWER ROOM

Comprising fully tiled walk in shower, whb set in vanity unit, wc, recessed lighting and tiled floor.

#### BEDROOM 1

20'7" x 13'9" wp (6.27m x 4.19m wp)

Having built in wardrobe, recessed lighting, laminated wooden floor.

#### BEDROOM 2

14'8" x 9'6" (4.47m x 2.90m)

Having laminated wooden floor.

### EXTERIOR FEATURES

GARAGE 8m x 5m Having roller door, side window and door, light and power points, water

Generous plot with lawn to front bordered by fence and stone pillars.

Double entrance gates.

Driveway to side leading to garage and extensive parking.

Walled to rear with steps leading to patio area and raised lawn.

Excellent views over open countryside.

### ESTIMATED ANNUAL RATES

£1280.89 (MAY 2022)

